Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20-22 Hocking Drive, Ocean Grove, Vic 3226
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Indicative selling price

For the meaning of this price s	see consumer.vic.gov	.au/underquoting	
range between	\$890,000	&	\$960,000

Median sale price

Median price		\$950,000	Property type	House		Suburb	Ocean Grove
Period - From	01/08/2025	to	31/10/2025	Source	Prop	Track	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 Speculant Street, Ocean Grove, VIC 3226	\$920,000	20/08/2025
20 Seawind Place, Ocean Grove, VIC 3226	\$960,000	15/04/2025
118 Oakdean Boulevard, Ocean Grove, VIC 3226	\$910,000	05/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:	19/11/2025

